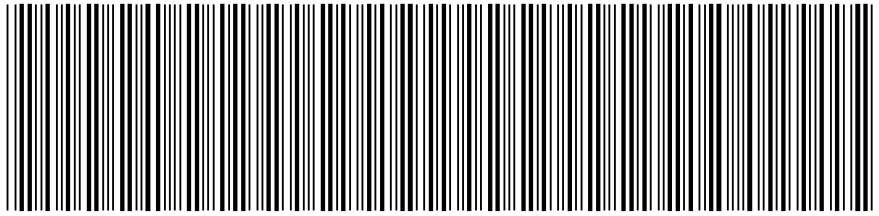


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2006041801281001001E32BD
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 4
Document ID: 2006041801281001
Document Date: 02-17-2006
Preparation Date: 04-18-2006
Document Type: DEED
Document Page Count: 3
PRESENTER:

KEY STONE ABSTRACT CORP.
755 EAST 81ST STREET
BROOKLYN, NY 11236
718-251-2288
KSAK060028

RETURN TO:

GLENROY GEORGE ESQ.
822 CLARKSON AVENUE
BROOKLYN, NY 11203

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3858	113	Entire Lot	346 LOTT AVENUE
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

OLIVIA TOMLIN
346 LOTT AVENUE,
BROOKLYN, NY 11212

GRANTEE/BUYER:

YVONNE PRESCOTT
174 BEACH 98TH STREET,
FAR ROCKAWAY, NY 11694

FEES AND TAXES

Mortgage		Recording Fee: \$	52.00
Mortgage Amount:	\$	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	75.00
TAXES: County (Basic):	\$	NYS Real Estate Transfer Tax:	
City (Additional):	\$	\$	1,316.00
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
Additional MRT:	\$		
TOTAL:	\$		

NYC HPD Affidavit in Lieu of Registration Statement


**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 05-09-2006 12:18

City Register File No.(CRFN):

2006000257896

Annette McHill

City Register Official Signature

RECORDED

ONE FAMILY

Bargain and Sale Deed, with Covenant against Grantor's Acts – Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 17 day of FEBRUARY in the year 2006

BETWEEN

OLIVIA TOMLIN
346 LOTT AVENUE,
BROOKLYN, NEW YORK 11212

party of the first part, and

YVONNE PRESCOTT
174 BEACH 98TH STREET,
FAR ROCKAWAY, NEW YORK 11694

party of the second part.

WITNESSETH, that the party of the first part, in consideration of _____ dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE ATTACHED SCHEDULE "A"

Being the same premises conveyed to the grantor(s) by deed recorded in Reel 2275 page 1654

Premises commonly known as

346 LOTT AVENUE,
BROOKLYN, NEW YORK 11212

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Witness

Olivia Tomlin

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Kings, ss.:

On the 17th day of February, 2024, before me, the undersigned personally appeared

OLIVIA TOMLIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me the he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s) acted, executed the instrument.

ALLANA DANIEL
Notary Public, State of New York
No. 01DA6098734
Qualified in Queens County

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE
My Commission Expires September 12, 2027

State of New York, County of Kings, ss.:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared

, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they resident(s) in

(if the place of residence is in a city, include the street and street number if any, thereof)

that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss.:

On the day of , before me, the undersigned personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me the he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss.:

*(or insert District of Columbia, Territory, Possession or Foreign County)

On the day of , before me, the undersigned personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me the he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or county or other place the acknowledgement was taken).

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO.: KSAK06028

SECTION: 12
BLOCK: 3858
LOT: 113
COUNTY OR TOWN: KINGS

OLIVIA TOMLIN

TO

YVONNE PRESCOTT

RETURN BY MAIL TO

Glenroy M. George, Esq.
959 Utica Avenue, 1st Floor
Brooklyn, New York 11203

KEY STONE ABSTRACT CORP.

Schedule A Description

Title Number **KSAK06028**

Policy Number: **63464568**

Page **1**

ALL that certain plot, piece or parcel of land situate lying and being in the Borough and County of Kings and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Lott Avenue distance 28.09 feet westerly from the corner formed by the intersection of the southerly side of Lott Avenue with the westerly side of Junius Street;

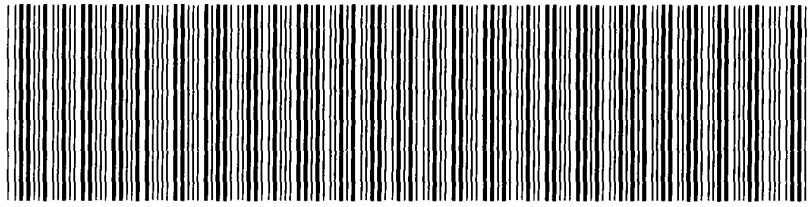
RUNNING THENCE southerly and at right angles to the southerly side of Lott Avenue and part of the distance through a party wall 84.10 feet to the northerly side of New Lots Avenue;

RUNNING THENCE westerly and along the northerly side of New Lots Avenue 19.08 feet;

RUNNING THENCE northerly and again at right angles to the southerly side of New Lots Avenue and part of the distance through a party wall 90.41 feet to the southerly side of Lott Avenue;

RUNNING THENCE easterly and along the southerly side of Lott Avenue 18.00 feet to the point or place of BEGINNING.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2006041801281001001SFC3C

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2006041801281001

Document Date: 02-17-2006

Preparation Date: 04-18-2006

Document Type: DEED

ASSOCIATED TAX FORM ID: 2006021600653

SUPPORTING DOCUMENTS SUBMITTED:


Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

1

SMOKE DETECTOR AFFIDAVIT

1

FOR CITY USE ONLY				REAL PROPERTY TRANSFER REPORT	
C1. County Code	C2. Date Deed Recorded			STATE OF NEW YORK	
C3. Book OR C5. CRFN	C4. Page			STATE BOARD OF REAL PROPERTY SERVICES	
				RP - 5217NYC	
				(Rev 11/2002)	

PROPERTY INFORMATION					
1. Property Location	346	LOTT AVENUE	BROOKLYN	11212	
2. Buyer Name	PRESCOTT	YVONNE			
3. Tax Billing Address					
4. Indicate the number of Assessment Roll parcels transferred on the deed	1	# of Parcels OR	Part of a Parcel		
5. Deed Property Size	FRONT FEET	X	DEPTH	OR	ACRES
6. Seller Name	TOMLIN	OLIVIA			
9. Check the box below which most accurately describes the use of the property at the time of sale:					
A. <input checked="" type="checkbox"/> One Family Residential	C. <input type="checkbox"/> Residential Vacant Land	E. <input type="checkbox"/> Commercial	G. <input type="checkbox"/> Entertainment / Amusement	I. <input type="checkbox"/> Industrial	
B. <input type="checkbox"/> 2 or 3 Family Residential	D. <input type="checkbox"/> Non-Residential Vacant Land	F. <input type="checkbox"/> Apartment	H. <input type="checkbox"/> Community Service	J. <input type="checkbox"/> Public Service	

SALE INFORMATION		14. Check one or more of these conditions as applicable to transfer:	
10. Sale Contract Date	1 / 26 / 2006	A. <input type="checkbox"/> Sale Between Relatives or Former Relatives	
11. Date of Sale / Transfer	2 / 17 / 2006	B. <input type="checkbox"/> Sale Between Related Companies or Partners in Business	
12. Full Sale Price \$	328,900	C. <input type="checkbox"/> One of the Buyers is also a Seller	
13. Indicate the value of personal property included in the sale		D. <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution	
		E. <input type="checkbox"/> Deed Type is not Warranty or Bargain and Sale (Specify Below)	
		F. <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)	
		G. <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates	
		H. <input type="checkbox"/> Sale of Business is Included in Sale Price	
		I. <input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)	
		J. <input checked="" type="checkbox"/> None	

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill	
15. Building Class	A 5
16. Total Assessed Value (of all parcels in transfer)	
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))	BROOKLYN 3858 113

CERTIFICATION		I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.	
BUYER		BUYER'S ATTORNEY	
346 LOTT AVENUE		718 778-2994	
BROOKLYN NY 11212		SELLER	
02/17/06		02/17/06	

2006021600653201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
County of Kings) SS.:

The undersigned being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

346 LOTT AVENUE

BROOKLYN	New York,	3858	113
Borough		Block	Lot
			Unit/Apt. (the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Maria Hamlin
Name of Grantor (Type or Print)

Maria Hamlin
Signature of Grantor

Yvonne Prescott
Name of Grantee (Type or Print)

Yvonne Prescott
Signature of Grantee

Sworn to before me ALLANA DANIEL
this 19th date of February 192020

ALLANA DANIEL
Notary Public, State of New York
No. 01DA6098734
Qualified in Queens County
Commission Expires September 22, 2007

Sworn to before me ALLANA DANIEL
this 19th date of February 192020

ALLANA DANIEL
Notary Public, State of New York
No. 01DA6098734
Qualified in Queens County
Commission Expires September 22, 2007

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.